



Town of Union Vale Planning Board
Town of Union Vale Town Hall
249 Duncan Road
Lagrangeville, NY 12540
UNION VALE PLANNING BOARD
Minutes of the Regular Meeting 7:30 pm
June 11th 2026

Members Present: Chairperson Alain Natchev. Members: Kaye Saglibene, Scott Kiniry, Anita Fina Kiewra, & Darren Samson.

Members Absent: Larry Knapp and Michael Mostachetti

CALL TO ORDER / DETERMINATION OF QUORUM

Chairperson Natchev determined that there was a quorum for the Planning Board ("The Board") to conduct business and called the meeting to order.

SALUTE TO THE FLAG

BUSINESS SESSION

The Board approved the May 14th meeting minutes.

CORRESPONDENCE

None.

PUBLIC HEARING

None.

REGULAR SESSION / NEW BUSINESS

PROJECT NAME

PROJECT DETAILS

**NAVARRO- SPECIAL USE PERMIT-
ACCESSORY APARTMENT**

Owner/Applicant: Devon Navarro
Location: 250 Highview Rd, Dover
Parcel: #6862-00-906657

Application for a special use permit for an accessory apartment in the RA3 zone. § 210-56B(1)

Meeting # 1

Chairperson Natchev welcomed the applicant and owner Mrs. Devon Navarro to give an overview of the application. Mrs. Navarro's house was built in 2005 with the intent for a mother-daughter accessory apartment. She is asking for a special use permit so her mother can live in the accessory apartment and she would also need to add a stove. Mrs. Navarro discussed with The Board the location of the proposed accessory apartment on the provided plans. She confirmed that there are two separate entrances and no structural change is needed.

Chairperson Natchev asked the board if they had any questions or comments, with none the Chairman made a motion, which was passed unanimously by the Board, to accept the application **as a Type 2 Action under SEQR for a special use permit on the application for an accessory apartment located at 250 Highview Road, Dover NY 12522; Parcel 6862-00-906657 and the Land Use Secretary was directed**

to schedule a Public Hearing on the application for **Thursday July 9th 2026 at 7:35pm** and to provide timely notice thereof.

PROJECT NAME

PROJECT DETAILS

PEDEN - SPECIAL USE PERMIT- CARETAKER'S COTTAGE

Applicant: Kyle Diamond (New Dimension Construction)

Owner: Carol J Pedan (Trustee)

Location: 895 Chestnut Ridge Rd, Millbrook

Parcel: #6963-00-080467

Application for a special use permit for the renovation of an existing accessory structure to facilitate a Caretaker's Cottage in the RD10 zone. §210-56B(3)

Meeting # 1

Chairperson Natchev invited applicant, Mr. Kyle Diamond to give a brief overview on the application. Mr. Diamond stated that the proposed plan is to renovate the existing accessory structure (a 4 car garage) by retaining the one garage for storage and converting the other garage into a living room, making the space in between an art studio. The second floor would change to a guest room and to a gym on the left. The Board had a discussion on the issue with the sewage system. Mr. Diamond stated that there are two separate septic systems; with the existing septic system currently being used for the principal dwelling only and the proposed Caretaker's Cottage will have an updated septic system which is pending approval from the Board of Health.

The board advised Mr. Diamond to amend the plans to include; the square footage of the proposed accessory structure (Caretaker's Cottage), septic, wells and the parking, for next month's meeting. The matter was adjourned.

REGULAR SESSION / OLD BUSINESS

None.

OTHER BUSINESS

Chairperson Natchev read the email that the Board received from Architect Meta Brunzema in regards to a brief update on the Our Lady of Resurrection application. The proposed project is still in review and the applicants plan to develop a "Schematic Design" with phasing plans for their next submission. The Land Use Secretary was directed to send the applicants an updated escrow fee amount and The Board will wait for the new submission at the next meeting.

ADJOURNMENT

As there was no further business, a motion was made by the Chairperson Natchev and unanimously accepted by the Board, to adjourn the meeting at 8:13 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday July 9th 2026** the agenda will close on **June 18th 2026 at 12:00 Noon**. Items for consideration at the **July** meeting must be received by that date.